

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address MARC A. LIEBERMAN, ESQ. (SBN 157318) ALAN W. FORSLEY, ESQ. (SBN 150958) FREDMAN LIEBERMAN PEARL LLP 1875 Century Park East, Suite 2230 Los Angeles, CA 90067 Tel. (310) 284-7350 alan.forsley@flpllp.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: MED EQUITY, LLC, Debtor(s).	CASE NO.: 2:21-bk-12447-ER CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY
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Sale Date: 07/06/2022	Time: 11:00 am
Location: 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 06/22/2022

Description of property to be sold:

871 Linda Flora Dr., Los Angeles, CA 90049

Terms and conditions of sale:

On May 26, 2022, Debtor accepted the Buyer's stalking horse offer to purchase the Property for \$4,750,000, subject to Court approval and over-bid ("Stalking Horse Offer"). The Stalking Horse Offer included proof of funds, subject to a 45-day contingency period, and a 3% good faith (\$142,500) deposit, which becomes non-refundable if Buyer becomes the winning bidder. Buyer is purchasing the Property "as-is."

Proposed sale price: \$ 4,750,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): Any overbidder must deposit 3% of the \$4,850,000 overbid price in certified funds with Debtor's counsel and provide proof of funds to complete the sale. Any overbidder must purchase the Property on the same terms as contained in the Stalking Horse offer.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

The hearing is July 6, 2022 at 11:00 a.m., United States Bankruptcy Court, Central District of California, Courtroom 1568, 255 E. Temple St., Los Angeles, CA 90012.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Marc Lieberman, Esq.
Fredman Lieberman Pearl, LLP
1875 Century Park East, Suite 2230
Los Angeles, CA 90067
marc.lieberman@flpllp.com

Date: 06/02/2022

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
FREDMAN LIEBERMAN PEARL LLP 1875 Century Park East, Suite 2230, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **June 2, 2022**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Michael W Binning** mbinning@binninglaw.com, mbinning1@mac.com;w.mr73371@notify.bestcase.com
- **Moriah Douglas Flahaut (TR)** douglas.flahaut@arentfox.com, C194@ecfcbis.com
- **Alan W Forsley** alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy.flores@flpllp.com
- **Vanessa M Haberbush** vhaberbush@lbinsolvency.com, dhaberbush@lbinsolvency.com,ahaberbush@lbinsolvency.com,abostic@lbinsolvency.com,haberbush.assistant@gmail.com,jborin@lbinsolvency.com,lbogard@lbinsolvency.com
- **Hamid R Rafatjoo** hrafatjoo@raineslaw.com, bclark@raineslaw.com
- **United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov
- **Dan Woods** d.woods@musickpeeler.com, p.salazar@musickpeeler.com
- **Hatty K Yip** hatty.yip@usdoj.gov, hatty.k.yip@usdoj.gov

☐ Service information continued on attached page

II. SERVED BY UNITED STATES MAIL:

On (*date*) **June 2, 2022**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Chambers of The Honorable
Ernest M. Robles
255 E. Temple St., Ste. 1560
Los Angeles, CA 90012

☒ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*), I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

June 2, 2022
Date

ADELAIDA FLORES
Printed Name


Signature

In re Med Equity, LLC
Case No. 2:21-bk-12447-ER
Service List

871 Linda Flora, LLC
15 Corporat Plaza Dr., Suite 200
Newport Beach, CA 92660-7941

Cal Pac Capital Advisors
15 Corporate Plaza Drive, Suite 200
Newport Beach, CA 92660

Calpac Management, Inc.
15 Corporate Plaza Drive, Suite 200
Newport Beach, CA 92660

FCI Lender Services, Inc.
8180 E. Kaiser Blvd.
Anaheim, CA 92808

Jilanchi Family Trust
39 Overlook Drive
Newport Coast, CA 92657-1300

Joshua R. Pukini
15 Corporat Plaza Dr., Suite 200
Newport Beach, CA 92660-7941

Luna Construction Management LLC
501 S. Olive Street
Anaheim, CA 92805-4735

Manatt Phelps & Phillips LLP
2049 Century Park East
Suite 1700
Los Angeles, CA 90067-3119

PB-1, LLC
c/o Christopher E. Ng, Esq.
Gibbs Giden Locher Turner
1880 Century Park East, 12th Floor
Los Angeles, CA 90067-1600

PLM Loan Management Services, Inc.
46 N. Second Street
Campbell, CA 95008-2026

PLM Loan Processing Center, Inc.
577 Salmar Avenue
Suite 100
Campbell, CA 95008-1454

Qwan Capital LLC
Qwan International Investments, LLC
Saman Jilanchi
118 Bowery
Irvine, CA 92612-1040

Qwan International Investments, LLC
190 Newport Center Drive
Suite 290
Newport Beach, CA 92660-6953

Randy Rose
c/o Richard J. Cowles, Esq.
California Land Law
400 Oceangate, Suite 800
Long Beach, CA 90802-4388

Ryan Justin Young
31522 Bluff Dr.
Laguna Beach, CA 92651-8326

The Joshua R. Pukini Trust
Dated 06/07/2013
15 Corporate Plaza Dr.
Newport Beach, CA 92660-7941

Top Division Escrow, Inc.
25351 Commercentre Dr., Suite 100
Lake Forest, CA 92630-8876

Qwan International Investments, LLC
Musick Peeler & Garrett LLP
625 S. Grand Ave., Suite 2000
Los Angeles, CA 90017-3321

Qwan Capital, LLC
Musick Peeler & Garrett LLP
625 S. Grand Ave., Suite 2000
Los Angeles, CA 90017-3321

Los Angeles County Treasurer and Tax
Collector
Attn Bankruptcy Unit
PO Box 5410
Los Angeles, CA 90054-0110

Wright Finlay & Zak LLP
4665 MacArthur Court
Suite 200
Newport Beach, Ca 92660-1811

Saman Jilanchi
Musick Peeler & Garrett LLP
624 S. Grand Ave., Suite 2000
Los Angeles, CA 90017-3321

Internal Revenue Service
Attn: Insolvency
24000 Avila Road, Mail Stop 5503
Laguna Niguel, CA 92677-3407

Oak Space Holdings 2 LLC
c/o Dimitri Velis
Hilton & Hyland
257 North Cañon Drive, 2nd Floor
Beverly Hills, CA 90210

Andy Huang
CHH Law PC
801 S Garfield Ave #338
Alhambra, CA 91801

Ramin Ghiyasvand
Hersel Maghen
Ramin Younessi
c/o Michael Mikail, Rodeo Realty
202 N Canon Drive
Beverly Hills, CA 90210

Shahram Ghalili
11540 Dona Evita Dr,
Studio City, CA 91604

Scott Goshorn
Rodeo Realty
Scott Goshorn Luxury Estates
202 N Canon Drive
Beverly Hills, CA 90210

Distinctive Developments
Sean Zakeri
Dallas New Home Builders
1812 W. Burbank Blvd., Suite 22
Burbank, CA 91506